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UNITED STATES DISTRICT COURT

DISTRICT OF NEVADA

WELLS FARGO BANK, N.A., a national
banking association,
Plaintiff,
vs.

SFR INVESTMENTS POOL 1, LLC, a
Nevada limited liability company;
SOUTHERN HIGHLANDS COMMUNITY
ASSOCIATION, a Nevada non-profit
corporation; TERRAZA HOMEOWNERS
ASSOCIATION, a Nevada non-profit
corporation; ALESSI & KOENIG, LLC., a
Nevada limited liability company,
Defendants.

SFR INVESTMENTS POOL 1, LLC, a
Nevada limited liability company,
Counter-Claimant,
vs.
WELLS FARGO BANK, N.A., a national
banking association,
Counter-Defendant.

Case No. 2:15-cv-00813-RFB-DJA

**~~[PROPOSED]~~ SUPPLEMENTAL ORDER
GRANTING SFR INVESTMENTS POOL 1,
LLC'S MOTION FOR SUMMARY
JUDGMENT**

Before the Court came Southern Highlands Community Association's ("Association") Motion for Summary Judgment [ECF No. 82], SFR Investments Pool1, LLC's Motion for Summary Judgment [ECF No. 83] and Wells Fargo Bank, N.A.'s ("Wells Fargo") Motion for Summary Judgment [ECF No. 84]. Having considered the respective Responses [ECF Nos. 92, 93, 94, and 95] and Replies [ECF Nos. 95, 96, 97, and 98], and for all the reasons stated on the

record at the hearing held on August 14, 2016, the transcript of which is incorporated herein by reference, the Court rules as follows:

IT IS HEREBY ORDERED that SFR's Motion for Summary Judgment is **GRANTED**, Association's Motion for Summary Judgment is **GRANTED**, and Bank's Motion for Summary Judgment is **DENIED**. The nonjudicial foreclosure sale conducted on September 26, 2012 extinguished all junior interests in the Property, including the deed of trust recorded as Instrument No. 20080930-0004439. As a result, Wells Fargo, its successors or assigns, has no enforceable lien, interest or property right in the real property located at 3270 Sicily Heights Ct., Las Vegas, NV 89141; Parcel No. 177-32-218-034. The Court further finds that there is no basis to support the lis pendens in this case as Wells Fargo has no existing interest in the Property. The lis pendens recorded against the Property in the Official Records of the Clark County Recorder as Instrument No. 20150611-0002087 shall therefore be expunged.

DATED: August 22, 2019.



RICHARD F. BOULWARE, II
UNITED STATES DISTRICT JUDGE

Submitted by:

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/s/ Jason G. Martinez

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